

**MINUTES OF THE REGULAR MEETING  
OF THE LA SALLE CITY COUNCIL  
September 21, 2020**

**A regular meeting of the La Salle City Council of La Salle, Illinois was held Monday, September 21, 2020 at 6:30 p.m. Mayor Jeff Grove presiding with proper notices being duly and continuously posted.**

The meeting was called to order at 6:34 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**Present-** Aldermen Demes, Bacidore, Ptak, Reynolds, Lavieri, Jeppson, Herndon, Crane

**Excused Absence:** None

A quorum was present.

**APPROVAL OF MINUTES**

Moved by Alderman Demes and seconded by Alderman Reynolds to accept and place on file the Minutes of the Regular Meeting of the City Council held September 8, 2020. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

Moved by Alderman Bacidore and seconded by Alderman Reynolds to accept and place on file the Minutes of the Streets, Alleys and Traffic Committee meeting held September 8, 2020.

Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

**PETITIONS**

Moved by Alderman Lavieri and seconded by Alderman Jeppson to grant the request of Mary Jo Credi of the Illinois Valley Food Pantry to address the council. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

Executive Director of the Illinois Valley Food Pantry, Mary Jo Credi, introduced those also present from her organization including Manager Tim Carr, Dr. Rose Marie Lynch, Board President and Mr. Gene Vogelsang, Board Member. Ms. Credi explained that the IV Food Pantry is a non-profit organization whose main funding sources come through monetary and food donations as well as through certain grants. The pantry provides free food assistance to people in emergency situations which may result from the lack of employment or insufficient income, reduction or lack of food stamp assistance, depleted family resources due to sickness or death of a family member, the elderly and physically disabled. The pantry follows the Illinois Department of Human Services income guidelines. The Illinois Valley Food Pantry serves not only La Salle, although the pantry is based out of La Salle, but Peru, Oglesby, Utica, Cedar Point, Tonica, Lostant, Leonore and Lowell. In certain circumstances, assistance is offered to communities and other pantries that extend beyond the above listed communities. Ms. Credi stated the pantry is open 5 days a week, Monday, Tuesday, Thursday and Friday from 9 a.m. until noon and on Wednesdays from 10 a.m. until 6 p.m. Due to the coronavirus, at this time there is only curbside distribution which takes place on Monday and Friday from 9 a.m. until noon and on Wednesday from

3 p.m. until 6 p.m. She explained that the pantry also provides delivery services to those with specific circumstances that deem them unable to get to the pantry.

Ms. Credi indicated that if the pantry has an overflow of food, many times it is shared with entities such as PADS or Meals on Wheels. All area entities try to work together by sharing resources.

During the last fiscal year, 252 new clients were served. Within the first month of the pantry's new fiscal year, which began in September, 12 new clients have already been added. On average Ms. Credi explained the pantry will see 5-7 new clients per week. In Fiscal Year 2019-2020, 5,356 orders were provided to 14,333 individuals which includes repeat clients as well as new clients.

Mayor Grove asked the Executive Director what the pantry is looking for in terms of support from the City.

Ms. Credi responded by saying that an immediate need is a new location with more square footage and lower rent. Currently, the pantry pays \$1,200 in rent. Economic Development Director Leah Inman indicated that she will review the inventory of buildings she has and follow-up with Ms. Credi. In addition, due to increasing costs and hardships brought on by the coronavirus, Ms. Credi stated that monetary donations are always welcome.

Alderman Bacidore inquired if she or her board has gone before any other City Councils to ask for donations. Ms. Credi stated that they have not as of yet.

Ms. Credi also mentioned that they have one delivery van and could also use an additional delivery vehicle. She indicated that a refrigerated truck would be wonderful. Alderman Demes suggested that the City may have an old or retired vehicle that may work for that purpose.

Mayor Grove said that the City will look at various options and get back to her within the next few weeks. Mayor Grove stated that there are many job opportunities opening back up in the area and hoped the clients of the pantry are encouraged to apply for jobs. He said the library is a great resource to use the computers to look for job opportunities. Ms. Credi stated that they are encouraged to do so.

Alderman Jeppson stated that he knows there are perishable items that are included in the breakfast and lunches provided to the La Salle Public School System children and wondered if extra items not being used are given to the food pantry. Ms. Credi said they do receive extra items from the schools. At times, if they run out of room, they have to find other entities that can use the food. Alderman Jeppson said he is glad to see everyone working as a team.

Ms. Credi said the pantry did receive some funding through the PPP grant made available due to the pandemic. However, because of Covid, the pantry cannot accept food that comes from people's cabinets, only monetary donations. She said this is why the annual Postal Worker's collection was canceled. Mayor Grove stated for the record that he thinks that is ridiculous, as the goal is to help people out. She said they also receive some assistance from the Illinois Valley United Way.

Mayor Grove thanked Ms. Credi and her board and staff for their efforts and said it was very much appreciated.

Moved by Alderman Reynolds and seconded by Alderman Ptak to grant the request of Ameren Illinois to break ground at 1225 Canal Street and 618 Marquette Street to repair gas leak. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

Moved by Alderman Lavieri and seconded by Alderman Jeppson to grant the request of AT&T to bore and place (1) 55' 1-2" pipe conduit from MH 56 to utility pole at Hennepin and Canal streets and (2) 245' 1-2" pipe from utility pole P.1601 to customer building at Rockwell Road west of Canal and Union streets and to Directional bore and place 421' 2"-pipe conduit from existing pole P.198 to existing pole P.348 south of North 30th Road east of Industrial Drive. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

Moved by Alderman Demes and seconded by Alderman Bacidore to refer the request of Michael and Theresa Robbins for a front-yard variance from 4' to 6' to install a fence on the east side of the corner lot and a variance to install a solid, privacy fence on both the east and south side of the property located at 901 Gooding Street to the Zoning Board of Appeals. Each and every alderman has a copy.

**ROLL CALL:** AYE: Aldermen Demes, Bacidore, Ptak, Reynolds, Lavieri, Jeppson, Herndon, Crane

NAY: None Absent: None Abstain: None

**Motion Carried 8-0**

Attorney McPhedran noted that if the above listed variances are approved, the petitioners will also need to lease a 10' x 40' strip of city property on the south side of the property which will need to be approved by the Council after the Zoning Board hears the petition.

It was moved by Alderman Bacidore and seconded by Alderman Demes to refer the request for a monetary donation from the Illinois Valley Food Pantry to the Finance Committee for consideration at its October 6, 2020 meeting.

Voice vote, all ayes. Motion carried.

### **REPORTS OF CITY OFFICERS**

Moved by Alderman Herndon and seconded by Alderman Reynolds to accept and place on file the Monthly Police Income Report for August 2020 showing total fees collected of \$4,360.85.

Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

### **COMMUNICATIONS**

Moved by Alderman Ptak and seconded by Alderman Lavieri to accept and place on file the Illinois Department of Revenue showing sales tax collected for June 2020 of \$80,743.21 and Home Rule Sales Tax of \$67,566.49 for a total of \$148,309.70. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

### **STANDING COMMITTEES**

Moved by Alderman Ptak and seconded by Alderman Lavieri to accept the recommendation of the Finance Committee to donate \$500 to the University of Illinois Extension office for educational programming. Each and every alderman has a copy.

**ROLL CALL:** AYE: Aldermen Demes, Bacidore, Ptak, Reynolds, Lavieri, Jeppson, Herndon, Crane

NAY: None Absent: None Abstain: None

**Motion Carried 8-0**

Alderman Bacidore stated that the Licenses Committee met but does not have a recommendation to act on at this time regarding licensing fees for rental properties within the city of La Salle. Alderman Bacidore indicated that Building Inspector Andy Bacidore presented some of his ideas regarding this matter and asked the committee to take some time to consider his ideas and see if they can come up with any other suggestions.

Mayor Grove stated that he wants to ensure that whatever action the committee recommends is not discriminatory and is fair across the board to all landlords. Attorney McPhedran stated that what is being contemplated is implementing different fees for those landlords who have previously been determined to be violators. Attorney McPhedran agreed with the Mayor that we need to treat everyone fairly. Mayor Grove said rental licensing fees are in place as a means to get landlords to register. He continued by saying that this allows the city to know who the landlords are and where rental properties are located. It is not meant to be a fundraiser.

Building Inspector Bacidore agreed with Mayor Grove and stated that we would not be raising fees as an income generator, but instead with the goal of making an impact. Any increase in fees would be done on a rational basis where landlords without violations are rewarded, which in turn should encourage all landlords to make sure their properties are well kept. Building Inspector Bacidore continued by saying he is seeking additional "tools in our toolbox" to combat those landlords who have many violations and repeat guilty pleas in our ordinance court. Building Inspector Bacidore expressed his belief that communication between the city, landlords and renters can be improved upon in respect to the ordinances, rules and expectations that are currently in place. It is his goal to establish mandatory landlord training class, whether in person or on-line, to help close that communication gap. Building Inspector Bacidore stated that these types of classes are not uncommon in other communities. He also said that he was willing to develop and conduct the classes as a means to increase communication and reduce the amount of building and rental violations.

Alderman Reynolds said that one of the big problems in the city is people who are renting properties and are not registering.

Building Inspector Bacidore also indicated that the city needs to seek better technology to help document, track, update and address violation issues. The Mayor supported the idea of giving Building Inspector Bacidore the tools he needs to ensure that he can get into rentals and homes that are not livable and shut them down. Mayor Grove suggested that perhaps a few landlords could attend the committee meetings to provide input.

**Alderman Bacidore announced that the Licensing Committee will meet again at 5 p.m. on Monday, October 5, 2020 for further discussion and consideration of this issue.**

**OLD BUSINESS**

Moved by Alderman Herndon and seconded by Alderman Crane to authorize, pay and place on file Pay Estimate #2 & Final to John Pohar & Sons Inc. totaling \$19,498.70 for work completed to date on the Oak Ridge Storm Sewer behind 17-19 Oak Ridge. Each and every alderman has a copy.

**ROLL CALL:** AYE: Aldermen Demes, Bacidore, Ptak, Reynolds, Lavieri, Jeppson, Herndon, Crane

NAY: None Absent: None Abstain: None

**Motion Carried 8-0**

Mayor Grove thanked the council and LPAC for funding the recent fireworks display. Mayor said he received many positive comments and appreciated how those who attended respected social distancing guidelines. Mayor Grove said future shows may not be as long as this one, as this one combined the two shows that normally would have been done individually at Celebrate La Salle and the Jazz Fest.

**NEW BUSINESS**

Attorney McPhedran stated that as a result of efforts by the Economic Development Committee and the Economic Development Director, both the Hammers and Pasieka developments are ready for the City Council to consider the applications for future TIF benefits. The developers would like to move forward with an indication that the council will consider benefits in regard to their developments. Attorney McPhedran continued by saying that it would be an appropriate action at this time for the council to move forward with approving the applications for consideration of TIF benefits if they see fit. However, for both developments (Hammers at 525 First Street and Pasieka at 552 First Street) the benefits would be subject to the future approval of an agreement between the TIF Council, the City Council as a whole and the developers. If that does not occur, the TIF benefits would not be forthcoming.

Based on estimates the potential investment for the 525 First Street development is contemplated to be approximately \$137,000. Attorney McPhedran commented that Mr. Hammers has a very good track record with the city based on other improvements he has made in the downtown and other areas. Looking at benefits as projected by our TIF Attorney, the estimated benefit for the remaining years the recoupment by Mr. Hammers would not be much over \$26,000. The Hammers' development is a remodel of both the first and second floors, including plumbing, electrical, flooring, walls, windows and roofing. Economic Development Director Leah Inman indicated that Mr. Hammers already has tenants lined up for both spaces.

The Pasieka development at 552 First Street is estimated to have a potential investment cost of \$255,000 with TIF benefits not expected to exceed \$51,500 over the remaining life of the TIF based on present projections. The Pasieka development is a conversion of the former auto shop that will be turned into retail and partnerships.

Attorney McPhedran ended by saying that all estimates and numbers in the applications need to be vetted and verified for accuracy.

Mayor Grove said the goal of the downtown TIF is to try and get buildings refurbished and to get locations for new businesses to come in. He also expressed the importance of verifying estimates especially when people are doing their own work. He concluded by saying this is not because of a lack of trust, only because it is prudent to do so.

Moved by Alderman Lavieri and seconded by Alderman Reynolds to approve the application for TIF benefits from Gary Hammers of Hammers Properties regarding premises at 525 First Street subject to the city and the developer entering into a final agreement with the understanding that nothing is final or formally approved until that occurs. Each and every alderman has a copy.

**ROLL CALL:** AYE: Aldermen Demes, Bacidore, Ptak, Reynolds, Lavieri, Jeppson, Herndon, Crane

NAY: None Absent: None Abstain: None

**Motion Carried 8-0**

Moved by Alderman Lavieri and seconded by Alderman Reynolds to approve the application for TIF benefits from Christie Pasioka of Starved Rock Rentals regarding premises at 552 First Street subject to the city and the developer entering into a final agreement with the understanding that nothing is final or formally approved until that occurs. Each and every alderman has a copy.

**ROLL CALL:** AYE: Aldermen Demes, Bacidore, Ptak, Reynolds, Lavieri, Jeppson, Herndon, Crane

NAY: None Absent: None Abstain: None

**Motion Carried 8-0**

Mayor Grove announced that the leaf vac will begin running on October 5, 2020 if leaves have fallen by then. In addition, branch pick-up has returned to the normal process where residents will be charged for pick-up, now that storm damage has all been picked up. It is \$10 per hour and 75 cents for every minute after that.

At this time, Mayor Grove stated that the city is hoping to conduct trick-or-treat as usual unless guidelines come down from the Governor that prohibits it. He said there will not be a downtown event this year, but he hopes kids will still go out while adhering to all social distancing and masking guidelines. If residents do not feel comfortable giving out candy, they do not have to put their porch light on. More information will be provided as it becomes available.

Economic Development Director Leah Inman stated that funds for Round 2 of the Business Interruption Grants (BIG) are now available to certain industries. The City is not involved in this grant, but information and the application will be posted on the city's Facebook page. There is a webinar on Wednesday, September 23, 2020 at 10 a.m. that interested businesses can participate in.

Mayor Grove said he attended the LBA meeting last week and they wanted to pass on their appreciation for the support they have received from the city with regard to outdoor dining and other adjustments made due to Covid-19.

### **ORDINANCES/RESOLUTIONS**

Moved by Alderman Reynolds and seconded by Alderman Ptak to approve and place on file **Ordinance 2901:** An Ordinance setting the compensation of the Mayor of the City of LaSalle, Illinois. Each and every alderman has a copy. (This goes into effect after the next election in April 2021.)

**ROLL CALL:** AYE: Aldermen Bacidore, Ptak, Reynolds, Lavieri, Jeppson, Herndon

NAY: Alderman Demes, Alderman Crane Absent: None Abstain: None

**Motion Carried 6-2**

**Ordinance 2901: An Ordinance setting the compensation of the Mayor of the City of LaSalle, Illinois.**

Moved by Alderman Reynolds and seconded by Alderman Ptak to approve and place on file  
**Ordinance 2902:** An Ordinance setting the compensation of the Alderman/Aldersperson of the City of LaSalle, Illinois. Each and every alderman has a copy. (This goes into effect after the next election in April 2021 and only applies to the newly seated aldermen/alderpersons.)

**ROLL CALL:** AYE: Aldermen Bacidore, Ptak, Reynolds, Jeppson, Herndon

NAY: Alderman Demes, Alderman Lavieri, Alderman Crane Absent: None Abstain: None

**Motion Carried 5-3** (Mayor Grove vote aye)

**Ordinance 2902: An Ordinance setting the compensation of the Alderman/Aldersperson of the City of La Salle, Illinois.**

Mayor Grove commented that even with these increases in compensation, La Salle is still well below other areas in regards to compensation. He stated that he will provide those numbers to the council and the press.

Moved by Alderman Reynolds and seconded by Alderman Demes to approve and place on file  
**Ordinance 2903:** An Ordinance regarding the lease of municipal property with Scott Clark, individually and on behalf of Jakes 201, Inc. d/b/a Jake's Pour House. Each and every alderman has a copy.

**ROLL CALL:** AYE: Aldermen Demes, Bacidore, Ptak, Reynolds, Lavieri, Jeppson, Herndon, Crane

NAY: None Absent: None Abstain: None

**Motion Carried 8-0**

**Ordinance 2903: An Ordinance regarding the lease of municipal property with Scott Clark, individually and on behalf of Jakes 201, Inc. d/b/a Jake's Pour House.**

Alderman Lavieri stated that the fence is closer to the sidewalk than 2 feet. He is not too concerned as it is a moveable fence, but if Mr. Clark were to put in something permanent, that could be an issue. Alderman Crane suggested improving the sidewalk at that location next year.

Moved by Alderman Reynolds and seconded by Alderman Herndon to approve and place on file  
**Ordinance 2904:** An Ordinance granting variance in regard to ordinance relating to Garage Sales. (Including Flea Markets) (Breckle, Inc., Witek) Each and every alderman has a copy.

**ROLL CALL:** AYE: Aldermen Demes, Bacidore, Ptak, Reynolds, Lavieri, Jeppson, Herndon, Crane

NAY: None Absent: None Abstain: None

**Motion Carried 8-0**

**Ordinance 2904: An Ordinance granting variance in regard to ordinance relating to Garage Sales and related matters. (Including Flea Markets) (Breckle, Inc., Witek)**

Mayor Grove explained that this variance was given on a trial basis and so far things are going well, however we do not want items left sitting on the property and covered with tarps. John Eliuk, the sponsor of the flea market, was present and said he understood and they are trying to address that concern.

**COMMENTS**

Jayce Eustice introduced himself as the new reporter for Shaw Media that will be covering La Salle and Peru. Mayor Grove welcomed him.

John Small of Starved Rock Media asked for a bit more information regarding to the flea market/farmers market on the Witek property. Attorney McPhedran made clear that the variance is only for this specific location and was originally only granted through September. The action taken tonight extends the variance for an additional month and also gives the authority to the Mayor and other department heads to extend the variance in the future if they so choose.

City Clerk Carrie Brown announced that petitions for the upcoming April 6, 2021 consolidated election will be available in the City Clerk's office beginning at 7:30 a.m. on September 21, 2020 for those interested in running for Mayor, City Clerk, City Treasurer or Alderperson in the four wards. Petitions must be returned between December 14, 2020 and December 21, 2020. At that time ballot position will be determined.

Mayor Grove thanked Ax Church for hosting a movie in the park on Friday, September 18, 2020. He said he appreciates the partnership with the church.

Carrie Brown thanked Mayor Grove, Attorney McPhedran and Deputy Clerk Brent Bader for covering for her while taking time off in preparation for her daughter's wedding.

**APPROVAL OF BILLS**

Moved by Alderman Ptak and seconded by Alderman Lavieri to accept, pay and place on file bills for September 21, 2020 with Total Submitted: \$742,439.57 (Total Payroll \$168,967.16, Bills to be Paid \$198,047.46, Total Bills Paid \$375,424.95). Each and every alderman has a copy.

**ROLL CALL:** AYE: Aldermen Demes, Bacidore, Ptak, Reynolds, Lavieri, Jeppson, Herndon, Crane

NAY: None Absent: None Abstain: None

**Motion Carried 8-0**

Mayor Grove said as previously mentioned, due to guidelines concerning Covid-19, it was decided not to hold the Hometown Halloween in the downtown area. Starting in October, the set-up for Celebration of Lights will begin which eliminates Rotary Park as an alternative location for the Halloween event. Mayor Grove said he had heard there were some questions regarding costs for the Celebration of Lights.

Mayor Grove explained that in regard to the displays themselves, Beth Ketter coordinates ordering displays from various companies for individuals and businesses who choose to participate. In addition, interested individuals or companies also have the option to purchase a custom display. Those individuals or businesses pay the city directly for their order. The Public Works department handles all set-up and storage of displays. The city also takes care of ordering signs for each display that indicates who the sponsor is.

Every few years, sponsors are contacted and given the opportunity to make a donation toward the maintenance of the displays including bulb replacements and cords, etc. Mayor Grove said last year we received \$6,500 in donations toward those types of expenses.

City labor is used within the normal 8 hour day of our Public Works employees. Mayor Grove explained that there are times where overtime is paid if needed. However, the goal is to utilize

our public works employees during their normal 40 hour work week either at the park or addressing city needs such as water main breaks, etc. Mayor Grove added that city needs always come first.

The Parks and Recreation department also has one full-time employee who also assists with the set-up as well. Mayor Grove described the set-up as a team effort where many times you will see department heads working at the park.

Mayor Grove acknowledged that clearly the city incurs some cost, just as they do with events such as the summer festival or parades where extra police coverage is needed. That being said, Mayor Grove expressed that in his view this is part of the whole experience of a city. He continued by saying that it does not always have to be all about business, but also about things that attract families and visitors to our city. He stated that the City Council can always change things, but he feels putting on the light display is well worth it. Mayor said this is the 9<sup>th</sup> year and he feels this year it is especially important to provide some fun and celebrate Christmas. Mayor said we have sold an additional \$75,000 in new displays and have added an additional half mile of roadway. Mayor Grove concluded by saying that if this is an issue for the council we can talk about it and make a new plan going forward, but it is a project he is very proud of and one that is appreciated by the community as a whole.

Moved by Alderman Reynolds and seconded by Alderman Crane to adjourn the meeting.  
Voice vote, all ayes. Motion is carried.

**ADJOURNED 7:35 p.m.**



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Carrie Brown, City Clerk